



HAROLD LUCAS, ESQ.
EXECUTIVE DIRECTOR

June 13, 2003

COMMISSIONERS
ZENNERFORD SMITH
CHAIRMAN
IDA CLARK
VICE CHAIRPERSON
GLORIA L. CARTWRIGHT
TREASURER

FRAN ADUMATO
DONALD BRADLEY
LYNELL ROBINSON

Honorable Dickson R. Debevoise
M.L. King Jr. Federal Bldg. and Courthouse
Room 5083
50 Walnut Street
Newark, New Jersey 07102

Subject: Newark Coalition for Low Income Housing vs.
Housing Authority et al.
Quarterly Construction Report; June 2003

Dear Judge Debevoise::

Enclosed please find a copy of the Authority's construction report for June 2003 provided pursuant to the provisions of the Court Orders in the subject case. If you have any questions, we will be prepared to discuss this report at the hearing on June 18, 2003.

Respectfully submitted,

Frank L. Armour
General Counsel

FA:gd

Enclosure

C: Harold Lucas
Harris David, Esq.
John Dubin, Esq.
Gustav Heningburg ✓
Susan Barone, Esq.
JoAnne Frey, Esq.
Neil Gallagher, Esq.
Carmen Valenti
Ed DePaula

NEW TOWNHOUSE CONSTRUCTION STATUS REPORT

June 13, 2003

This is the Authority's New Construction Status Report for submission to the Court with respect to the Newark Coalition vs. Housing Authority and HUD. New information is underscored for your convenience.

The following New Developments are complete:

Project NJ 2-39, Betty Shabazz Village; (124 Units)

Project NJ 2-40, Serenity; (100 Units)

Project NJ 2-41, Oscar Miles Village; (199 Units)

Project NJ 2-42, Kemsco; (194 Units)

Project NJ 2-43, Bellemead; (100 Units)

Project NJ 2-44, Rosario Villa; (94 Units)

Project NJ 2-45, Claremont Construction Company; (100)

Project NJ 2-46, Bellemead; (96 Units)

Project NJ 2-51, Mt. Pleasant Estates; (42 Units)

Project NJ 2-52, Wynona Lipman Gardens; (300 Units)

Total: 1349 Units

Project NJ 2-45; Claremont Construction Corporation

This Project consists of 100 units and a Community Building between Fifteenth Avenue, South Nineteenth Street, Sixteenth Avenue, and South Fifteenth Street. The Authority designated Claremont Construction Corporation as the developer. Construction commenced in September 2001 and was completed in February 2003. Closing on the final Stage of this project occurred in April 2003. The Project is substantially occupied. All punch list items have been completed.

Project NJ 2-47; Century 21 Development Co.

This Project consists of 100 units of housing and a community building between Madison Avenue, Peshine Avenue, Avon Avenue, West Alpine Street, and Irvine Turner Blvd. Century 21 Development Co. was designated the Developer on September 27, 2002. HUD approved the PHA Proposals. Site Plan approval has been received. The Authority and the Developer executed the Turnkey Contract of Sale that was approved by HUD on June 4, 2003. Excavation has commenced on all of the sites. The Developer is in the process of finalizing the construction mortgage.

Project NJ 2-48: Century 21 Development Co.

This project consists of 96 units and a community building in the South Ward Industrial Park Area between Clinton Avenue and Hawthorne Avenue. The Authority designated Century 21 Development Co. as the developer of this project and the Turnkey Contract of Sale was executed in June 2002. The First Stage was substantially completed in April 2003. Final inspection occurred on May 7, 2003. The Authority took possession of the units at a closing on May 30, 2003. The Authority received a notice on June 10, 2003 from the Developer that the Second Stage, 36 units, is substantially complete. The Authority is conducting the final inspection. A closing is expected in July 2003 on Stage 2. The final Stage is expected to be completed in August 2003, which is substantially ahead of schedule.

Project NJ 2-49.

This project consists of 88 units and a community building to be built on South Twelfth Street, Peshine Avenue, Jelliff Avenue, Hunterdon Street, and Clinton Avenue in the Lower Clinton Hill Area. The advertisement for proposals appeared in the Star Ledger on October 30, 2002. Four responses were received on January 22, 2003. The Authority received four Proposals in January 2003. The Authority has received reports from its financial expert and construction manager regarding the quality of the proposals. The developers met with the Authority in April 2003 to discuss their proposals. Thereafter, the Developers provided two modifications of their proposals reflecting concerns raised by the Authority. After substantial review the Authority's review committee has prepared a recommendation of a developer to be considered by the Executive Director and the Board of Commissioners. Once the designation is made, the Authority will prepare the PHA Proposal for HUD review and approval. The Developer will prepare the plans and specifications to be approved by the Authority. The site plan will be submitted to the Central Planning Board for approval.

Project NJ 2-50

This project consists of 88 units and a community building. Many of the units are to be constructed on land located on Wakeman Avenue, May Street, Lincoln Avenue, Arlington Avenue and Triton Terrace in the North Ward. Some are on Ashland Avenue in the West Ward. Some of the units are on, Jelliff Avenue, West Runyon Street, Hunterdon Street, Ridgewood Avenue and Clinton Avenue in the South Ward. Some are on Quitman Street in the Central and Sherman Avenue in the East Ward. The Authority has added additional land for use in the development of the project, if necessary at the discretion of the Developers. The Authority advertised for Proposals during the week of March 17, 2003. Proposals are to be received on June 17, 2003. Designation of developer is expected in the Summer of 2003.

Project NJ 2-53

This is a project that consists of 56 units and a Community Building that will be constructed on two blocks located on Elizabeth Avenue and a block located between Hillside Avenue and Irvine Turner Blvd. Tony Gomes Construction Company was designated the Developer on September 27, 2002. The request for approval of the Developer was submitted to HUD on January 31, 2003. The Authority has been meeting with the Developer's design team regularly to prepare construction plans, which have progressed to the point that the project is ready for site plan approval. Application for site plan approval has been submitted to the Central Planning Board. Hearing on the application is expected in July 2003.

Status of all New Townhouse Units

Completed Units	1418 in 11 Projects
Units under Construction	127 in 2 Projects
Units in a project with developer designation	56 in 1 Project
Units in a project with developer being designated	88 in 1 Project
Units in project with proposals to be received	88 in 1 Project